

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF FEBRUARY 19, 2020

A special meeting of the City of Charleston Planning Commission will be held at **3:30 p.m. on Wednesday, February 19, 2020** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. A regular meeting of the City of Charleston Planning Commission will be held following the special meeting, but no sooner than **5:00 p.m., on Wednesday, February 19, 2020** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The applications below will be considered at the regular meeting:

### SPECIAL MEETING

#### CHARLESTON CITY PLAN ORIENTATION

Orientation to the 2020 update of the City's Comprehensive Plan: Charleston City Plan. The orientation will provide an overview of the state requirements for comprehensive plans, the role of Planning Commissioners, a summary of efforts undertaken thus far and the proposed planning schedule for 2020.

### REGULAR MEETING

#### APPROVAL OF MINUTES

Commission approval of minutes from the Planning Commission January 2020 meeting.

#### REZONINGS

1. **a portion of 1320 King Street Extension (Silver Hill/Magnolia - Peninsula) TMS # 4641400191** – approx. 0.94 ac. Request rezoning from 8 and 2.5 Old City Height District Classification to 4-12 Old City Height District Classification.  
Owner: Berkeley Charleston Dorchester Council of Governments (BCDCOG)  
Applicant: City of Charleston
2. **220 Nassau St (Meeting St Manor/Cooper River Court – Peninsula) TMS # 4590501067** – approx. 0.89 ac. Request rezoning from Diverse Residential (DR-2) to Mixed-Use/Workforce Housing (MU-1/WH).  
Owner: Charleston County School District  
Applicant: The Humanities Foundation, Inc.
3. **Laurel Island, TMS # 4640000006, 002, 023, 038, 4590200013, and 4611393924** – approx. 196.1 ac. Request rezoning from General Business (GB), Heavy Industrial (HI), Upper Peninsula (UP) and Diverse Residential (DR-3) to Planned Unit Development (PUD) (Laurel Island).  
Owners: Charleston County and LRA Promenade North LLC  
Applicant: CC&T, Reveer Group
4. **Ashley River Rd (West Ashley) TMS # 3541200004** – approx. 1.53 ac. Request rezoning from Single-Family Residential (SR-1) to Limited Business (LB).  
Owner: Laura M. Smith  
Applicant: Same as Owner
5. **295 Calhoun St (Harleston Village – Peninsula) TMS # 4570202001** – approx. 2.1 ac. Request rezoning from Height District 85/30 (85 feet/30 feet) Classification to Height District 7 (7 stories) Classification.  
Owner: The Medical University of South Carolina (MUSC)  
Applicant: Same as Owner
6. **625 Saint Andrews Blvd (Westwood – West Ashley) TMS # 4210200240** – approx. 0.33 ac. Request rezoning from Single-family Residential (SR-2) to Residential Office (RO).  
Owner: Dennis Howard Taylor  
Applicant: Jared Rahnamoon

- 7. 1970 Delaney Dr (James Island) TMS # 3400000099** – approx. 0.303 ac. Request rezoning from Single-Family Residential (SR-1) to Single-Family Residential (SR-4).

Owner: Jesse J. Richardson III

Applicant: Same as Owner

## **SUBDIVISION**

- 1. Maybank Highway (Indigo Grove – Johns Island) TMS # 3450000090** – 32.83 ac. 118 lots.

Request for subdivision concept plan approval. Zoned Planned Unit Development (PUD - Kerr Tract).

Owner: RHK, LLC

Applicant: Seamon Whiteside & Associates

## **ORDINANCE AMENDMENTS**

1. Request approval of an ordinance providing for an amendment of the Daniel Island Master Plan Section 3.2(4)(2)(7) by deleting “or day care facilities” and adding attached Section 3.2(4)(8) “Day care facility.”  
Owner: The Daniel Island Company, Inc.  
Applicant: Chad Colman
2. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by deleting Part 16 Cluster Development, and replacing said part with a new Part 16 Conservation Development, to increase provisions to preserve natural features of the existing landscape; allow for a variety of housing types; reaffirm the importance of smart and creative stormwater management that integrates natural systems and minimizes impervious surfaces; and provide for the incorporation of low-impact development techniques to support overall health and sustainability of the neighborhood.
3. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending applicable sections related to Planning Commission composition to establish commission member alternates and to update other applicable sections related to Planning Commission rules and procedures.
4. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-220 Accommodations Overlay Zone for corrections and clarifications.

## **ZONINGS**

- 1. 1320 King St Ext (Silver Hill/Magnolia - Peninsula) TMS # 4641400191 – approx. 1.50 ac.**

Request zoning of Upper Peninsula District (UP). Previously unzoned right-of-way.

Owner: Berkeley Charleston Dorchester Council of Governments (BCDCOG)

Applicant: City of Charleston

- 2. a portion of Bender St (Maryville/Ashleyville - West Ashley) TMS # to be assigned** – approx. 0.13 ac. Request zoning of Single-Family Residential (SR-2). Previously unzoned right-of-way.

Owner: City of Charleston

Applicant: City of Charleston

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.